

**From:** [HPB](#)  
**To:** [Bueno, Lizbeth](#); [Fons, Monique](#)  
**Subject:** FW: 7418 Harding Avenue - City File number # HPB21-0498  
**Date:** Wednesday, April 27, 2022 1:20:12 PM

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Hi Monique,  
Please process.

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**From:** Frank Medina <frankmedina1@hotmail.com>  
**Sent:** Monday, April 25, 2022 2:52 PM  
**To:** HPB <HPB@miamibeachfl.gov>  
**Subject:** RE: 7418 Harding Avenue - City File number # HPB21-0498

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Hello Miami Beach Historic Preservation Board -

I am writing today after getting more detail and information regarding the construction of a hotel next to my property. I own a condo at Sea Wash Condominium at 7400 Harding Ave. This has always been a residential neighborhood and it's not right to all of a sudden build a new hotel smack in the middle. It will not only ruin the way of life of thousands of people in the area who have come to love and appreciate the secure, comfortable and relaxed atmosphere of the area but also take away from the legacy of the area's golden era when these tranquil buildings were erected for people to enjoy away from crowded, busy and exhausting tourist zones.

Our building is going to be terribly affected by who knows how many thousands of people that will be coming and going, in and out of a commercial property like that over the course of the year. If business does not go well for them, which it won't because the demand for that product, away from the beach front in the middle of a residential area, will be minimal, they will have to drop rates and keep dropping rates until they can sell their room nights to people from all walks of life, and unfortunately I don't mean the "good walks". This could open the neighborhood to really bad influences and types of individuals that I don't even want to think about.

They plan to open traffic through very small alley ways that are now quiet and not transited. Pollute the walkways with signage. Take away the very limited parking that's around the neighborhood. Build a higher structure than the area permits. Change zoning guidelines and policies. Why! I've been planning to use my very modest but lovely unit for my retirement which is approaching quicker than I would like because time flies and we're all getting older. This will erase all that because who wants to retire, or just live, for that matter, next to a hotel. With no parking. No privacy. No Security. No peace.

Please do not allow these entrepreneurs to invade a residential area where they have no business doing business. There are plenty of properties around Miami Beach for them to

develop. Not this one.

Many thanks for your understanding

Juan F Medina

7400 Harding Ave